

VILLAGE OF KEY BISCAYNE
88 WEST MCINTYRE STREET
KEY BISCAYNE, FL 33149

ZONING ORDINANCE REVIEW COMMITTEE

TUESDAY, NOVEMBER 20, 2007 8:30 A.M.

BUILDING, ZONING, AND PLANNING DEPARTMENT
CONFERENCE ROOM, 2ND FLOOR ROOM 250

PRINT 3 DOCUMENTS IN ATTACHMENTS

AGENDA

1. Attendance
2. Approval of Minutes: November 8, 2007
3. Review of Zoning Ordinance
 - a. Article III: General Provisions Sec 30-32, Sec 30-42, and Sec 30-43 - Recommended by the Administration Subcommittee
 - b. Article II: Definitions - Recommended by the Definitions Subcommittee
 - c. Article V: Single Family/Duplex FAR and Regulations Sec 30-100 - Recommended by the FAR Subcommittee
4. Public comment
5. Next Meeting Date:
 - a. Agenda Items Recommended by Committee
6. Adjournment

Minutes:

1. The meeting was called to order at 8:36 A.M.
2. Attendance was recorded by Staff.
3. The minutes of the October 11, 2007 meeting were approved.
4. The Committee discussed the following:
 - a. Further discussions on Art 2, 3, and 5, focusing especially on consistency and post-edit organization of text. Discussion about placement of re-located lot coverage text.
 - b. Explanation of thinking behind FAR bonus, focus especially on lowest elevation level with BFE, and inducements to reduce mass and uninterrupted bulkiness, and establishment of Gross FAR.
 - c. Establishment of Concurrency Management Subcommittee. Members are Frank, Barry, Deborah, Rob, Mario and Arturo. Brief discussion led by Steve about current concurrency management plan and opportunities for improvement. Suggest recap briefing by Jud at next meeting for purpose of Subcommittee.
 - e. Discussion about LEED/ Green Building standards as applicable to zoning code. Discussion about building code vs zoning and construction vs. operational standards, and how all this might feature in our zoning code. Frank to speak to Basha about reporting back, possibly at December meeting.

- f. Discussion about form of code & code writing alternatives; graphics. Frank report back, possibly at December meeting .
 - g. Rob mentions conversation with Armando about swales. Brief discussion about swales and treatment of swales in zoning code (if at all). Rob to suggest scheduling Armando to meet with us at an upcoming meeting.
 - h. The Committee approved Article 1 with an expansion Sec 30-2 to include a better "Vision". The Chair will forward to Staff his recommended language.
- 6. Next meeting - Tuesday, November 20, 2007 at 8:30 a.m.
 - 7. The meeting adjourned at 9:25 a.m.
 - 8. Respectfully Submitted
 Jud Kurlancheek, AICP, Director
 Building, Zoning, and Planning Department

Attachments: ZORC 2007 ARTICLE 2 #108DC7.doc
 ZORC 2007 ARTICLE 3 #108DC8.doc
 ZORC 2007 ARTICLE 5 #108DC9.doc